STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr J Imber
JMI Planning
62 Carter Street
Uttoxeter
ST14 8EU

Mr Matthews
Bolton Gate Farm Leek Road
Staffordshire
ST3 5BD

Application no: SMD/2020/0528

Determined on: 21st April 2023

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:
Bolton Gate Farm Leek Road Weston Coyney Staffordshire ST3 5BD

Description of Development:
Conversion of outbuilding to dwelling including associated external alterations

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: 1390 1A; 2B;3D;5B; 6; and 7 for the reason(s) specified below:-

1. Insufficient information has been provided to demonstrate both whether the building is of permanent and substantial construction contrary to National Planning Policy Framework and whether the building is suitable and worthy in physical, architectural and character terms for conversion contrary to Policy H1 of the Staffordshire Moorlands Local Plan.

2. The proposed development by reason of its design and the lack of information submitted would result in the development being harmful to the setting and detract from the character and appearance of the site, result in a loss of historic fabric, and fail to sustain and enhance the historic and architectural significance of the heritage assets and impact the visual amenity of the barn. The proposed development is therefore considered to result in less than substantial harm to both the curtilage listed building and the setting of the Grade II listed Boltongate Farmhouse. No public benefit has been identified to outweigh this harm. The proposal is therefore in conflict with Policy DC1 and DC2 of the Staffordshire Moorlands Local Plan, the National Planning Policy Framework, and The Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Insufficient information has been submitted to determine whether development has an acceptable impact on biodiversity contrary to policy NE1 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework

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Informatives

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it was not possible to suggest amendments to overcome the harm in principle identified above.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

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NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

1.